



City of Santa Barbara
Airport Department

DATE: November 18, 2009
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – McIntosh & Rishcar, dba Arrow Campershell

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with McIntosh and Rishcar, a General Partnership, dba Arrow Campershell, for 2,922 square feet of Building 116 and 5,398 square feet of adjacent paved land, at 6190 Hollister Avenue, at the Santa Barbara Airport, effective October 1, 2009, for a monthly rental of \$4,080, exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

McIntosh & Rishcar (Arrow Campershell) has been an Airport tenant in good standing since 1991, leasing a portion of Building 116 and yard space for the sales and installation of camper shells and pickup truck accessories. The use conforms to existing zoning.

Due to the prevailing economic climate, Arrow Campershell requested that the yard be reduced from 7,138 square feet to 5,398 square feet to reduce their monthly rental. The monthly rent would decrease by \$259 per month for a total loss of revenue to the Airport of \$3,108 over a twelve month period.

The new total monthly rental of \$4,080 is based on a rate of \$1.12 per square foot for Building 116 and \$.15 per square foot for the yard and is comparable to other land on the Airport for similar use and in similar condition.

The proposed Lease Agreement was negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map